Annual-Report 1984

-5994/

St. Clair Parkway Commission

Aims and Objectives . . .

PRIMARY

To ensure an interconnecting system of parks using all of the environmental characteristics of the region.

SECONDARY

- To create a scenic drive following the route corridor (highway No. 40) from Pt. Edward to Chatham.
- To encourage tourism in the Parkway area.
- To maintain close contact with private and public authorities controlling urban development.

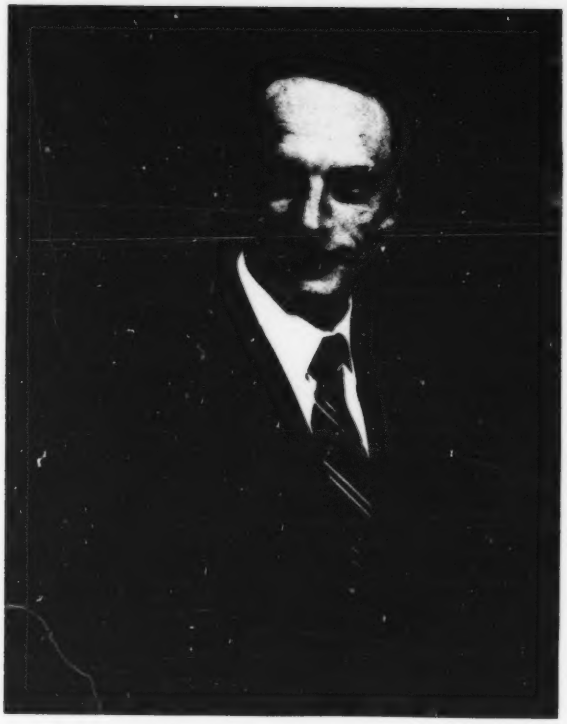
The Commission recognizes that the trends in recreation are constantly changing; therefore, development programmes are prepared according to need and demand, to ensure the most effective results.

ST. CLAIR PARKWAY

A JOINT PROGRAMME OF PARKS DEVELOPMENT

by
The Province of Ontario,
Lambton County, City of Sarnia,
Kent County and City of Chatham

1984 Commission



Chairman:
Danny G. Bailey
R.R. #2, Port Lambton

Vice Chairman:
John L. McCartney
1873 Pine Ridge Trail
Sarnia, Ontario

Lorne Johnston
R.R. #1, Port Lambton

Bernice Rade
1262 Echo Road
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Ray Douglas
Box 21, Alvinston

Robert Graham
Box 141, Erie Beach
R.R. #3, Blenheim

F. Jean McPherson
R.R. #1
Arkona, Ontario

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Sarnia, Ontario

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Chatham, Ontario

John Minielly
540 Zone Street
Wyoming, Ontario

Don Beaton
650 St. Clair Parkway
Corunna, Ontario

Secretary-Treasurer/
General Manager
Robert F. Harrison
743 London Road
Sarnia, Ontario

Chairman's Message

It is my pleasure to submit the 18th Annual Report on the activities of the St. Clair Parkway Commission for 1984.

The Commission's major task this past year has been the continuing construction of the Sarnia Bay Marina. The responsibility of overseeing a major project together with carrying out the normal activities of the Commission have made 1984 a busy year for the Commission and staff. Included in the report you will see a brief synopsis of the many improvements to our parks and the new facilities constructed to meet the ever increasing demand to satisfy the leisure pursuits of our guests.

The success of the Parkway is dependent upon the continual co-operation of our Funding Municipalities for reappointing their representatives to the Commission at a time when their continuity and understanding was most important.

I would like to personally express my appreciation to the members of the Commission for their sincere and dedicated involvement and co-operation in conducting the affairs of the Commission. A special debt of gratitude is owed to the many people who work enthusiastically to carry out the policies of the Commission and maintain the high standard of excellence that we have come to expect at our facilities.

In closing, on behalf of the Commission and our staff, we invite you, the public to visit our facilities and "spend a day on the Parkway".

Danny G. Bailey
Chairman

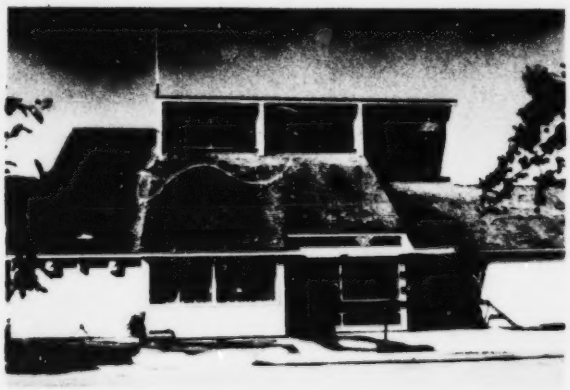
1984 Highlights

The main event this year on the St. Clair Parkway was the continued construction of the new Sarnia Bay Marina. The ground breaking ceremony (below) for the Sarnia Bay Marina Centre had guests (left to right): Bob McMurdo, President of MacKay Cocker Construction; James Relken, Mayor of Port Huron; Gerald Robinson, Building Architect; Jack Kennedy, Past Chairman of the St. Clair Parkway; Barb Horner, Warden of Lambton County; Danny Bailey, Chairman of the St. Clair Parkway; Marcell Saddy, Mayor of Sarnia

A total of 250 boatwells were installed for transient boaters, landscaping was completed as well as paving of the parking lot and entrance road. Overhead lighting was installed in the parking area and the waterfront walkway was laid. The marina centre neared completion in 1984 due to the mild weather in the Sarnia area.

At Sarnia Centennial Park, new windows were installed in the upper level of the MacLean Centre as well as venetian blinds for the building.

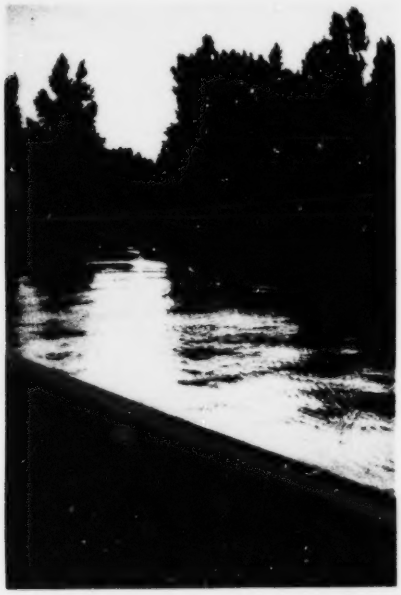
A new washroom was in the process of being constructed at the close of 1984 at Dover Centennial Park.



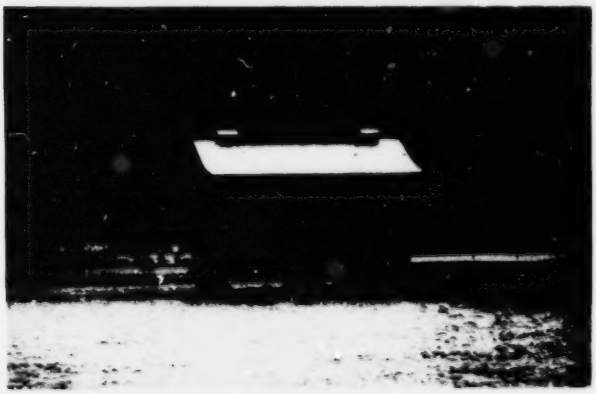
Many improvements have been made at Marine Park in the past year. Included are grading and seeding, campground drainage, tree planting, the completion of the marina basin electrical work and entrance layout revisions. Other projects finished in 1984 are the service centre walkway, painting of the on-site manager's house, and the installation of new Marina Centre windows, shown above.

The major "Facelift" continued in 1984 at Courtright Waterfront Park involving spile removal, grading and sodding, the planting of trees and shrubs, installation of rip rap shore protection, flag poles and park furniture.

Improvements at the Golf Course included Pro Shop patio and stair re-development, shown above. Yearly upkeep included grading, seeding, and fencing.



Improvements at Cathcart Park included seawall sodding, seawall repairs, campground drainage and gravel pads for a total of over $45,000.



A Japanese-style tea house was installed in Brander Park on the pond.

TALL SHIPS

Sarnia was visited by 5 tall ships during the summer of 1984. Docked at the Seaway Centre during the Highland Games, which were held the same weekend, the tall ships drew large crowds despite the stormy weather.

HIGHLAND GAMES

Sarnia was the host of the First Annual Can-Am Championship Supreme Highland Games in Aug. 1984. The weekend was a huge success and will be held each year at the Sarnia Centennial Park. The Massed Bands and the Heavy Weights Competitions were crowd pleasers as shown above and below.

Auditor's Report

To The St. Clair Parkway Commission and to the Minister of Tourism and Recreation

I have examined the balance sheet of The St. Clair Parkway Commission as at December 31, 1984 and the statement of operations for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Commission as at December 31, 1984 and the results of its operations for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements applied on a basis consistent with that of the preceding year.

A report on the audit has been made to the Commission and to the Minister.

Toronto, Ontario
March 15, 1985

D.F. Archer, F.C.A.
Provincial Auditor

THE ST. CLAIR PARKWAY COMMISSION
[Incorporated without share capital under the St. Clair Parkway Commission Act]

Balance Sheet
as at December 31, 1984

Assets	1984 $	1983 $
Current		
Cash	—	293,666
Accounts receivable	17,659	3,295
Grants receivable (note 2c)	206,449	83,646
BILD grant receivable (note 3)	42,257	—
Current portion of loans receivable	40,625	40,625
Inventories	39,264	42,890
Prepaid insurance	11,959	11,929
	358,213	476,051
Loans receivable:		
Dover Township (note 4)	55,000	60,000
Financing of capital projects (note 2a)	386,250	421,875
Fixed assets	1	1
	799,464	957,927
Liabilities		
Current		
Bank overdraft	9,148	—
Accounts payable	201,624	111,305
Construction holdbacks payable (note 3)	83,192	89,001
Current portion of capital advances payable	35,625	35,625
Deferred revenue (note 5)	12,301	10,758
Deposits in trust (note 6)	16,324	4,598
Prepaid BILD grant (note 3)	—	224,765
	358,214	476,052
Capital advances payable (note 2a)	386,250	421,875
Deferred revenue - Dover Township (notes 4 and 5)	55,000	60,000
	799,464	957,927

See accompanying notes to financial statements.

Approved on behalf of the Commission

Commissioner

General Manager

THE ST. CLAIR PARKWAY COMMISSION
Statement of Operations
for the year ended December 31, 1984

	1984 $	1983 $
Income		
Operating income		
Golf Course (Schedule 1)	356,721	435,340
Marine Park (Schedule 2)	281,749	336,848
Campgrounds	55,443	56,180
Interest and other	42,359	47,272
	736,272	875,640
Grants		
Province of Ontario	626,275	548,307
City of Sarnia	142,642	135,213
County of Lambton	142,642	135,213
County of Kent	51,941	86,923
City of Chatham	91,698	28,973
Sombra Township	—	5,071
	1,055,198	939,700
	1,791,470	1,815,340
Expenditure		
Administrative and operating		
Salaries, wages and employee benefits	580,635	559,306
Park maintenance	103,657	103,585
Utilities	42,508	41,424
Insurance	18,047	18,191
Machinery and equipment	16,717	18,158
Office supplies and equipment	14,223	14,083
Commissioner's fees and expenses	9,553	9,477
Other	22,781	20,822
	808,121	785,046
Golf course (Schedule 1)	321,399	397,547
Marine Park (Schedule 2)	250,725	304,213
Campgrounds and other	10,661	14,705
	1,390,906	1,501,511
Capital improvements	313,290	305,843
Land acquisition	87,274	7,986
	1,791,470	1,815,340

See accompanying notes to financial statements.

SCHEDULE 1

THE ST. CLAIR PARKWAY COMMISSION
Statement of Golf Course Operations
for the year ended December 31, 1984

	1984 $	1983 $
Golf Course and Pro Shop		
Revenue - green fees	247,271	227,774
- Sale of pro shop merchandise	40,259	38,305
- golf cart rentals	56,390	44,080
	343,920	310,159
Expense - salaries and wages	172,243	153,720
- maintenance	67,676	73,805
- administrative	26,450	24,924
- furniture and equipment	19,803	16,973
- cost of merchandise sold	21,537	21,216
- leasing of golf carts	13,690	15,323
	321,399	305,961
	22,521	4,198
Dining Room		
Revenue - sales	–	60,701
Expense - Salaries and wages	–	29,273
- cost of sales	–	26,756
	–	56,029
	–	4,672
Lounge		
Revenue - sales	–	64,480
Expense - Salaries and wages	–	14,163
- cost of sales	–	21,394
	–	35,557
	–	28,923
Dining Room and Lounge Catering (note 7)	12,801	–
Net income	35,322	37,793
Total revenue	356,721	435,340
Total expense	321,399	397,547
Net income	35,322	37,793

SCHEDULE 2

THE ST. CLAIR PARKWAY COMMISSION
Statement of Marine Park Operations
for the year ended December 31, 1984

	1984 $	1983 $
Marine operations		
Revenue - boat mooring, launching and rental	109,761	102,608
- gas and oil sales	101,952	115,785
- sale of merchandise	16,719	23,834
- loan repayment - Dover Township (note 4)	5,000	5,000
- other	4,473	4,429
	237,905	251,656
Expense - salaries and wages	77,449	76,939
administrative and maintenance	44,925	46,177
cost of gas and oil sold	92,806	106,697
cost of merchandise sold	10,774	15,585
	225,954	245,398
	11,951	6,258
Campground		
Revenue - camping fees	50,728	50,708
Expense - salaries and wages	24,771	23,955
	25,957	26,753
Dining Room		
Revenue - sales	–	34,484
Expense - salaries and wages	–	19,638
cost of sales	–	15,222
	–	34,860
	–	(376)
Dining Room Catering (note 7)	(6,884)	–
Net income	31,024	32,635
Total revenue	281,749	336,848
Total expense	250,725	304,213
Net income	31,024	32,635

THE ST. CLAIR PARKWAY COMMISSION
Notes to Financial Statements
December 31, 1984

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of accounting

The financial statements have been prepared using the accrual basis of accounting.

(b) Inventories

Inventories are valued at the lower of cost or net realizable value, with cost determined on a first in, first out basis.

(c) Fixed assets

The Commission charges all additions to fixed assets as expenditures in the year of acquisition and reflects fixed assets on the balance sheet at a nominal value of $1.

Fixed assets of the Commission consist of buildings, purchased and donated park lands, equipment and vehicles.

(d) Leases

All leases are treated as operating leases as the Commission does not capitalize fixed assets.

2. GRANTS

[a] For capital expenditures, the Province of Ontario and the participating municipalities contribute 75 and 25 per cent of the funds needed, respectively. For land and major projects, the Province advances 100 per cent of funds, interest free, of which 25 per cent is repaid by the Commission from grants received from benefiting municipalities.

At December 31, 1984, the Commission owed the Province $421,875.

(i) $30,00 for advances received for the development of The St. Clair Parkway Golf Course repayable at $15,000 per annum until, and including 1986, and

(ii) $391,875 for advances received for the development of The St. Clair Parkway Marine Park repayable at $20,625 per annum commencing in the year 1985 and in each subsequent year until, and including the year 2003.

[b] For expenditures in excess of operating income the Province of Ontario and the participating municipalities contribute 50 per cent each.

[c] The difference between grant revenue on an accrual basis and grants actually received is recorded as a grant receivable.

3. SARNIA BAY MARINA DEVELOPMENT

The Commission has almost completed work in connection with the construction of a marina facility in Sarnia Bay. The total cost to the Commission of this program, which is scheduled for completion in 1985, is estimated to be $2,750,000. The entire cost of the program has been approved for funding through the Board of Industrial Leadership and Development (BILD).

As at December 31, 1984, the Commission has received $2,031,584 and has spent $2,073,841 including outstanding accounts payable of $79,668 and construction holdbacks payable of $83,192, resulting in a net receivable from the Province of $42,257. Construction expenditures and related BILD grants for this project are not included in the Statement of Operations.

4. LOAN TO DOVER TOWNSHIP

In March 1976, the Commission received $100,00 from the Province of Ontario which it loaned in March 1977, interest free, to Dover Township to assist the Township in constructing a water treatment plant. The loan is being repaid at $5,000 per annum until, and including 1996, and the annual payment is reflected as revenue on Schedule 2.

5. DEFERRED REVENUE

Deferred revenue results from the prepayment of golf memberships, marina docking fees, campground site reservations and the current portion of the loan to Dover Township.

6. DEPOSITS IN TRUST

Deposits in trust represent donations of $16,324 received by the Commission.

7. FOOD SERVICE OPERATIONS

In 1984 the Commission contracted out its food service operations at the golf course and marina to a private caterer.

8. COMMITMENTS

[a] The Commission entered into an agreement in May 1984 to lease seventeen golf carts for 45 months at $1,392 per month. At the end of this period, the Commission has the option of purchasing these carts for a total price of $12,469 or continuing the lease for a further nine months at $1,392 per month.

[b] Eleven land leases for approximately 94 acres of property are at nominal rates. In addition, there is one water lease for approximately 26 acres for which the lease obligation is the greater of $100 or 5 per cent of gross revenue from Sarnia Bay Marina. As at December 31, 1984 the remaining terms ranged from one to forty three years.